

LOG 11053

12/21/06 10:12:38
BK 547 PG 161
DESOTO COUNTY, MS
W.E. DAVIS, CH CLERK

This instrument prepared by:

Assured Escrow & Title Closing
6373 Quail Hollow Road - Suite 101
Memphis, TN 38120

PKNA

WARRANTY DEED

PC
PC

1/08/07 8:19:17
BK 548 PG 337
DESOTO COUNTY, MS
W.E. DAVIS, CH CLERK

THIS INDENTURE made and entered into this 4th day of December, 2006, by and between BENITA SLOAN, ^{married} party of the first part, and RUBY H COFFMAN, a single woman, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars (\$10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of DeSoto, State of Mississippi, to wit:

Lot 209, Forest Hill Community, ~~Subdivision~~ Phase 4, situated in Section 7, Township 2 South, Range 5 West, DeSoto County, MS, as per plat of record in Plat Book 81, Page 9, in the Chancery Clerk's Office of DeSoto County, MS.

Being all or part of the same property conveyed to Timothy Benita Sloan by virtue of Quit Claim Deed, dated October 20, 2005, in Book 512, Page 540 in the Chancery Clerk of DeSoto County, MS.

Being the same property previously conveyed from Cornelia L. Strawder by virtue of Warranty Deed dated August 22, 2003 in Book 451, Page 756 in the said Clerk's Office.

Cornelia L. Strawder by virtue of Quit Claim Deed dated November 13, 2006, in Book 54, Page 526 in the Chancery Clerk of DeSoto County, MS

CLOUD ON TITLE: On June 2, 2006 Cornelia L. Strawder also Quit Claimed this property to Vikki N. Johnson in Book 530, Page 516. She had already Quit Claimed it to Timphy Sloan.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for the following:

- The lien of the following general and special taxes for the year or years specified and subsequent years: City of OLIVE BRANCH taxes and DeSoto County taxes
- Zoning and Subdivision regulations and health department regulations in effect for DeSoto County.
- Easements for public roads and public utilities for record in said county.
- Subdivision Restrictions, Building Lines and Easements of record in Plat Book 81, Page 9, and in Book 361, Page 678; Book 378, Page 107 and Book 434, Page 209 in the Clerk's Office of DeSoto County, MS.

NOTE: If policy is to be issued in support of a mortgage loan, attention is directed to the fact that the Company can assume no liability under its policy, the closing instructions, or Insured Closing Service for compliance with the requirements of any consumer credit protection or truth in lending law in connection with said mortgage loan.

NOTE: Notwithstanding any provision to the contrary herein, this Commitment shall cease and terminate one year after the effective date hereof.

and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Assured Escrow

Timothy Benita Sloan
TIMOTHY BENITA SLOAN

Cornelia L. Sloan
CORNELIA L. SLOAN

STATE OF TENNESSEE
COUNTY OF SHELBY

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, TIMOTHY BENITA SLOAN, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 4th day of December, 2006.

Notary Public

My Commission Expires: 7/28/09



STATE OF TENNESSEE
COUNTY OF SHELBY

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 4th day of December, 2006.

Notary Public

My Commission Expires: _____

Property Owner & Address: RUBYE H COFFMAN

12949 ARBOR DRIVE
OLIVE BRANCH, MS 38654

Tax Parcel No

205307070002 0900

Property Address:

12949 ARBOR DRIVE
OLIVE BRANCH, MS 38654

MAIL TAX
BILLS TO:

RUBYE H. COFFMAN

12949 ARBOR DRIVE
OLIVE BRANCH, MS 38654

Firm File #:

L0611053

STATE OF TENNESSEE
COUNTY OF SHELBY

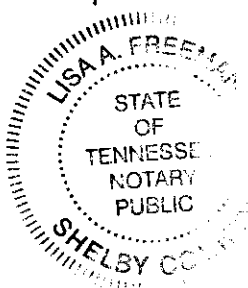
I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is \$225,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 4th day of December, 2006.

Notary Public

My Commission Expires: 7/28/09



Grantor:
Cornelia L. Sloan +
Timothy Benita Sloan
1010 West Gloria Road
Memphis, TN 38114
hm (901) 521-0906
wk: N/A

Grantee:
Rubye H. Coffman
12949 Arbor Drive
Olive Branch, MS 38654
hm: 901 276-6479
wk: N/A